

093.0

0007

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

756,700 / 756,700

USE VALUE:

756,700 / 756,700

ASSESSED:

756,700 / 756,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CHATHAM ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DAVIS JOSEPH D	
Owner 2: SIMOLARIS LAURA J	
Owner 3:	

Street 1: 12 CHATHAM ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: HOUSEHOLD FINANCE CORP -
Owner 2: -
Street 1: 2700 SANDERS RD
Twn/City: PROSPECT HEIGHTS
StProv: IL Cntry:
Postal: 60070

NARRATIVE DESCRIPTION	
This parcel contains 6,753 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6753		Sq. Ft.	Site		0	70.	0.92	5									435,815						435,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6753.000	320,900		435,800	756,700		61042
							GIS Ref
							GIS Ref
							Insp Date
							06/13/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	321,000	0	6,753.	435,800	756,800	756,800	Year End Roll	12/18/2019		
2019	101	FV	250,500	0	6,753.	442,000	692,500	692,500	Year End Roll	1/3/2019		
2018	101	FV	250,500	0	6,753.	330,000	580,500	580,500	Year End Roll	12/20/2017		
2017	101	FV	250,500	0	6,753.	298,800	549,300	549,300	Year End Roll	1/3/2017		
2016	101	FV	250,500	0	6,753.	286,400	536,900	536,900	Year End	1/4/2016		
2015	101	FV	234,800	0	6,753.	242,800	477,600	477,600	Year End Roll	12/11/2014		
2014	101	FV	234,800	0	6,753.	230,400	465,200	465,200	Year End Roll	12/16/2013		
2013	101	FV	234,800	0	6,753.	219,200	454,000	454,000		12/13/2012		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes				
HOUSEHOLD FINAN	49661-301		6/25/2007		392,500	No	No									
MADDEN KENNETH/	49609-74		6/15/2007	Sub Sale	356,000	No	No									
DEVER PAUL M &	30608-127		8/31/1999	Family	270,000	No	No									
	13122-196		1/1/1901			No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/15/2007	696	Renovate	50,000					rear dormer additi	6/13/2018	MEAS&NOTICE	CC	Chris C											
7/24/2007	613	Inter-De	2,500						4/8/2014	Meas/Inspect	PC	PHIL C											
									12/3/2008	MLS	MM	Mary M											
									11/7/2008	Measured	372	PATRIOT											
									8/6/2007	MLS	HC	Helen Chinal											

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type:	5 - Cape			Full Bath:	1	Rating:	Very Good																		
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:												FFL	8	WDK							
(Liv) Units:	1	Total: 1			3/4 Bath:												1	16	18						
Foundation:	1 - Concrete			A 3QBth:																					
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good																		
Prime Wall:	1 - Wood Shingle			A HBth:																					
Sec Wall:				OthrFix:																					
Roof Struct:	1 - Gable			OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																		
Color:	GRAY			A Kits:																					
View / Desir:				Fpl:	1	Rating:	Good																		
GENERAL INFORMATION				WSFlue:																					
Grade: C - Average				CONDOS INFORMATION																					
Year Blt:	1947	Eff Yr Blt:		Location:																					
Alt LUC:				Total Units:																					
Jurisdct:	G15	Fact:	.	Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	No Unit	RMS	BRS	FL														
Prim Int Wall:	1 - Drywall			Functional:				1	6	3															
Sec Int Wall:				Economic:																					
Partition:	T - Typical			Special:																					
Prim Floors:	3 - Hardwood			Override:																					
Sec Floors:	4 - Carpet			Total:	10.8	%		1	6	3															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES																	
Subfloor:				Basic \$ / SQ:	105.00	Rate	Parcel ID	Typ	Date	Sale Price															
Bsmnt Gar:				Size Adj.:	1.28281593																				
Electric:	3 - Typical			Const Adj.:	0.98745072																				
Insulation:	2 - Typical			Adj \$ / SQ:	133.005																				
Int vs Ext:	S			Other Features:	89250																				
Heat Fuel:	1 - Oil			Grade Factor:	1.00																				
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																				
# Heat Sys:	1			NBHD Mod:																					
% Heated:	100			LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val																	
Solar HW:	NO			Adj Total:	359786	Juris. Factor:	1.00	Before Depr:	133.01																
% Com Wall:			% Sprinkled:	Depreciation:	38857	Special Features:	0	Val/Su Net:	119.83																
				Deprecated Total:	320929	Final Total:	320900	Val/Su SzAd	193.40																
MOBILE HOME				Make:				Model:				Serial #:				Year:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 093-0-0007-0014.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc			
More: N					Total Yard Items:																				
					Total Special Features:																				
					Total:																				